

**PINE RIDGE PROPERTY OWNER'S ASSOCIATION, INC.**

**BOARD OF DIRECTORS' WORKSHOP**

Wednesday July 12, 2023, at 1:00 P.M.

**MINUTES**

Meeting convened at 1:04 PM

- 1. Roll Call** – Wayne Tuch, President; Bill Miller, Vice President; Sue Wassermann, Secretary; Tom Russell, Treasurer. Director Maggie Case excused absence
- 2. Planning, discussion, and development of agenda items for next Board meeting**
  - a. Discussed Pete Cucarro's most recent article, "Corporate Invasion Unraveled"
  - b. Certification for new board members
  - c. Awaiting delivery for 20 ton a/c for Community Center
  - d. Need a new contractor for concrete pathway to Security Room on side of the barn
  - e. Electronic calendar still causing problems for staff, Sue to work with Manager on requirements
  - f. Tom Russell will continue to adjust and make recommendations for audio system, including a user guide and tidying up the cables
  - g. Bill Miller will research chair options for FS room
  - h. Renting a car for Manager's quarterly reviews may not be feasible. Consider purchasing a used subcompact
  - i. Request Manager to provide a draft of a letter to builders for those who have exceeded their 1 year build time
  - j. **Require all committees to publish notice of meetings in the same manner as Board meetings**
  - k. Discussed the upcoming Town Hall preparing for PDC meeting.
  - l. Reiterated what information is confidential and what can be shared from a closed/executive meeting where members are not allowed to attend
  - m. Raising vote requirement for large capital improvement plans in 10.18(2)(e) and Bylaws
  - n. Sue Wassermann provided drafts of 2 process/guideline documents for Board review and comments: Communication and Interaction between Board Members and with Staff; Non-Mandatory Committees

Meeting adjourned at 4:42 PM

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Susan Wassermann, Secretary